

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 16-203

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE GRADING, RECONSTRUCTION, AND EXPANSION OF THE EXISTING ATHLETIC FIELD, AS WELL AS THE CONSTRUCTION OF NEW BLEACHERS, WALKWAYS, DRAINAGE IMPROVEMENTS, AN IRRIGATION SYSTEM, RETAINING WALLS, AND OTHER APPURTENANT SITE IMPROVEMENTS AT KALAHEO HIGH SCHOOL

PROPOSED CD1:

- A. Corrects the spelling of "ATHLETIC" and adds a period at the end of the resolution title.
- B. In the first WHEREAS clause, clarifies that the Project involves the Kalaheo High School athletic field.
- C. In the third and fourth WHEREAS clauses, respectively, lists August 5, 2016 as the date the DPP transmitted its report to the Council, and August 8, 2016 as the date the Council received DPP's report.
- D. In the third WHEREAS clause, in addition to referencing the SMP review guidelines set forth in ROH Sections 25-3.1 and 25-3.2, adds reference to the SMP review guidelines set forth in HRS Sections 205A-2 and 205A-26.
- E. Clarifies and eliminates duplicative language in Condition C.
- F. Refers to a "building permit" instead of a "development permit" in Condition F.
- G. Makes miscellaneous technical and non-substantive amendments.



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GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR THE GRADING, RECONSTRUCTION, AND EXPANSION OF THE EXISTING ATHLETIC FIELD, AS WELL AS THE CONSTRUCTION OF NEW BLEACHERS, WALKWAYS, DRAINAGE IMPROVEMENTS, AN IRRIGATION SYSTEM, RETAINING WALLS, AND OTHER APPURTENANT SITE IMPROVEMENTS AT KALAHEO HIGH SCHOOL.

WHEREAS, the Department of Planning and Permitting (DPP) on June 14, 2016, accepted the application of the State Department of Education, herein referred to as the "Applicant", for a Special Management Area (SMA) Use Permit to allow for the grading, reconstruction, and expansion of the existing Kalaheo High School athletic field, as well as the construction of new bleachers, walkways, drainage improvements, an irrigation system, retaining walls, and appurtenant site improvements, on land located in the R-7.5 Residential and P-1 Preservation Districts at 730 Iliaina Street, Kailua, Oahu, and identified as Tax Map Keys 4-4-34: 024 (por.) and 028, as shown on Exhibit A; Reference Number 2016/SMA-34; and

WHEREAS, on July 12, 2016, the DPP held a public hearing which was attended by about 10 members of the community, including the Agent of the Applicant and neighborhood residents; and

WHEREAS, on August 5, 2016, within twenty (20) working days after the close of the public hearing, the DPP, having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendations of the DPP on August 8, 2016, and at its meeting of _____, having duly considered all of the findings and reports on the matter, approved the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant under the following conditions:

- A. Construction of the new expanded athletic complex must be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and as depicted in the plans attached hereto as Exhibits A through I. Any



RESOLUTION

changes in the size or nature of the Project that have a significant effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and permit. Any changes that do not have a significant effect on coastal resources will be considered minor modifications and therefore permitted under this resolution, upon review and approval by the DPP Director.

- B. The construction and building plans must comply with the applicable rules related to water quality, soil erosion, and storm drainage standards in effect at the time the permit application is submitted.
- C. In the event that subsurface archeological or historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are discovered while conducting demolition or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and immediately contact the Department of Land and Natural Resources, State Historic Preservation Division ("SHPD"). Work in the immediate area must remain stopped until SHPD is able to assess the impact, make recommendations for mitigation measures, and confirm that mitigation measures have been implemented to its satisfaction.
- D. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, are prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b).
- E. Approval of this SMA Use Permit does not constitute compliance with other Land Use Ordinance (LUO) or governmental requirements, including building permit and grading permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable LUO and other governmental provisions and requirements.
- F. **The Applicant shall obtain a building permit for the proposed development within two years after the effective date of this SMA Use Permit.** Failure to obtain a building permit within this period will render this SMA Use Permit null and void, provided that this period may be extended as follows: The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended beyond one year from the initial deadline set by the City Council.



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If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or (b) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to George I. Atta, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Duane Kashiwai, State Department of Education, P.O. Box 2360, Honolulu, Hawaii 96804; Lance Fukumoto, Fukunaga and Associates, Inc., 1357 Kapiolani Boulevard, Suite 1530, Honolulu, Hawaii 96814; and Leo R. Asuncion, Jr., AICP, Director of the Office of Planning (Attention: Coastal Zone Management Branch), P.O. Box 2359, Honolulu, Hawaii 96804.

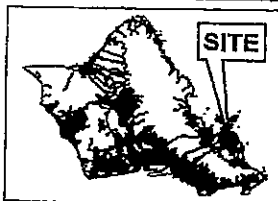
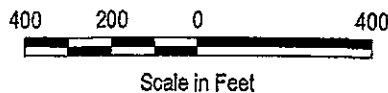
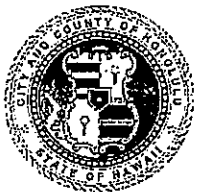
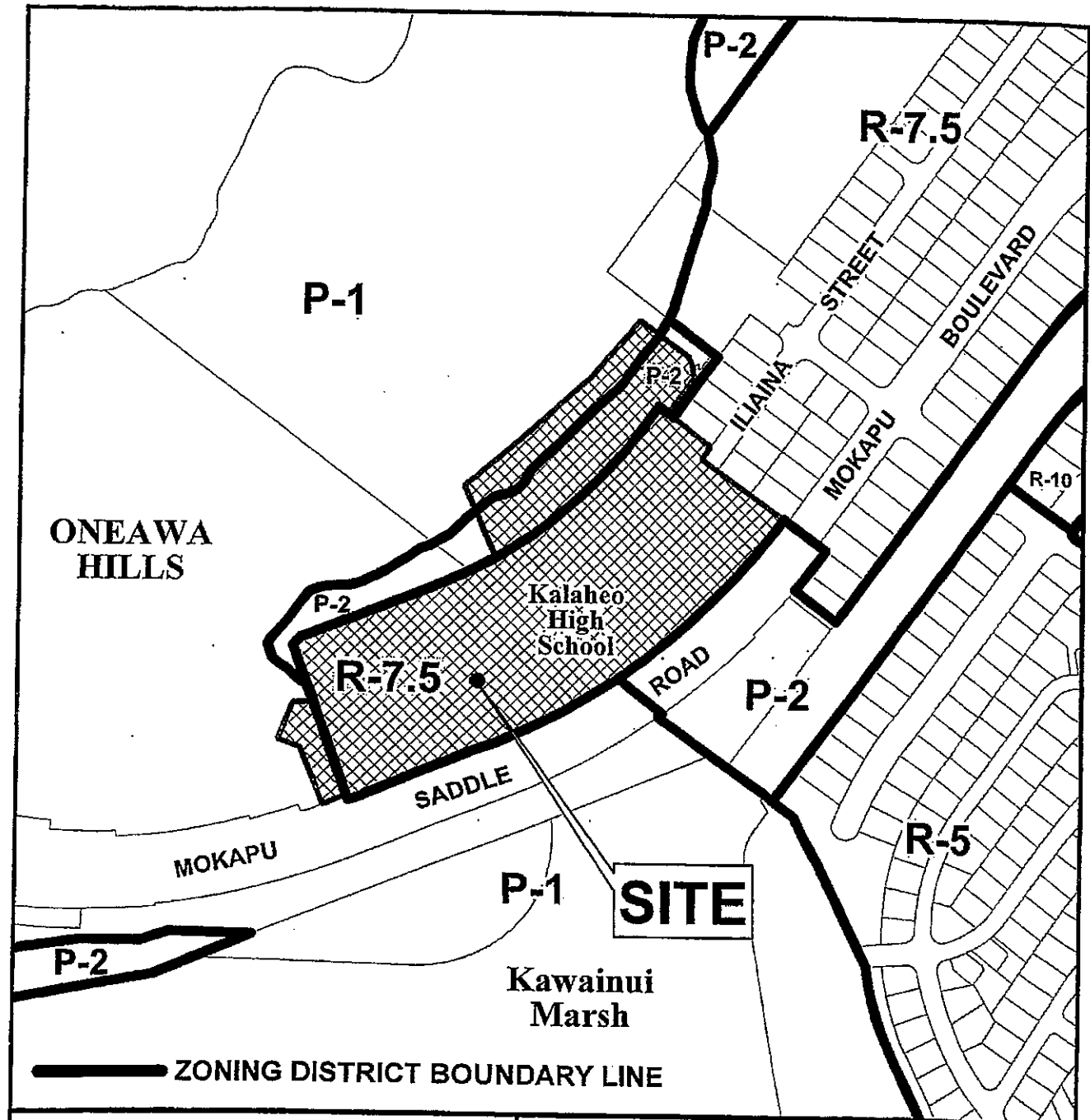
INTRODUCED BY:

Ernest Martin (br)

DATE OF INTRODUCTION:

August 6, 2016
Honolulu, Hawaii

Councilmembers



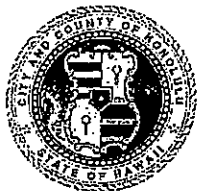
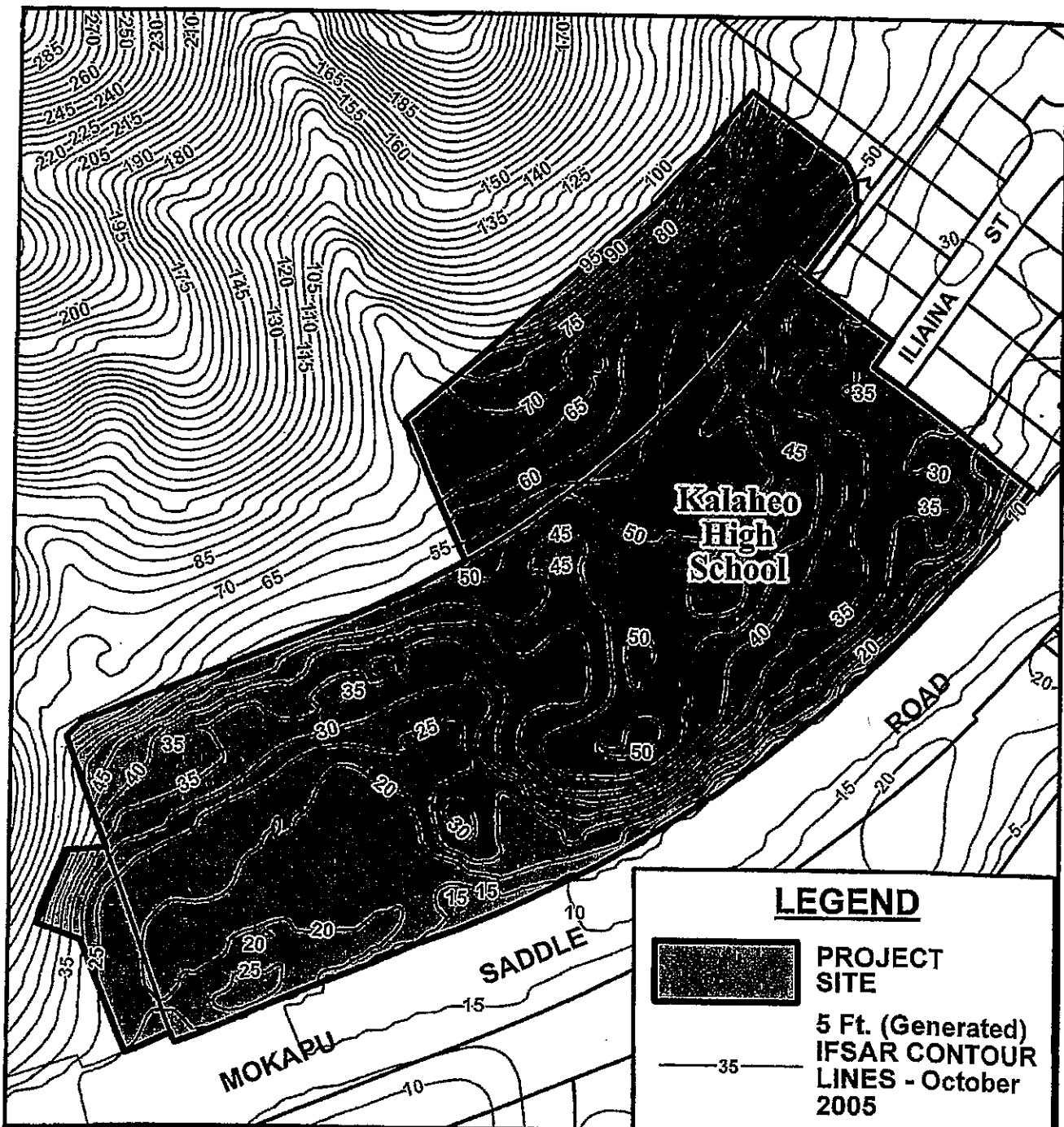
VICINITY MAP



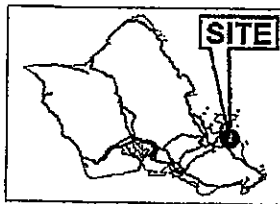
PORTION OF
ZONING MAP Exhibit A
KAILUA-LANIKAI-KEOLU

TAX MAP KEY(S): 4-4-34: 24, 28 & 29

FOLDER NO.: 2016/SMA-34



200 100 0 200
Scale in Feet



VICINITY MAP

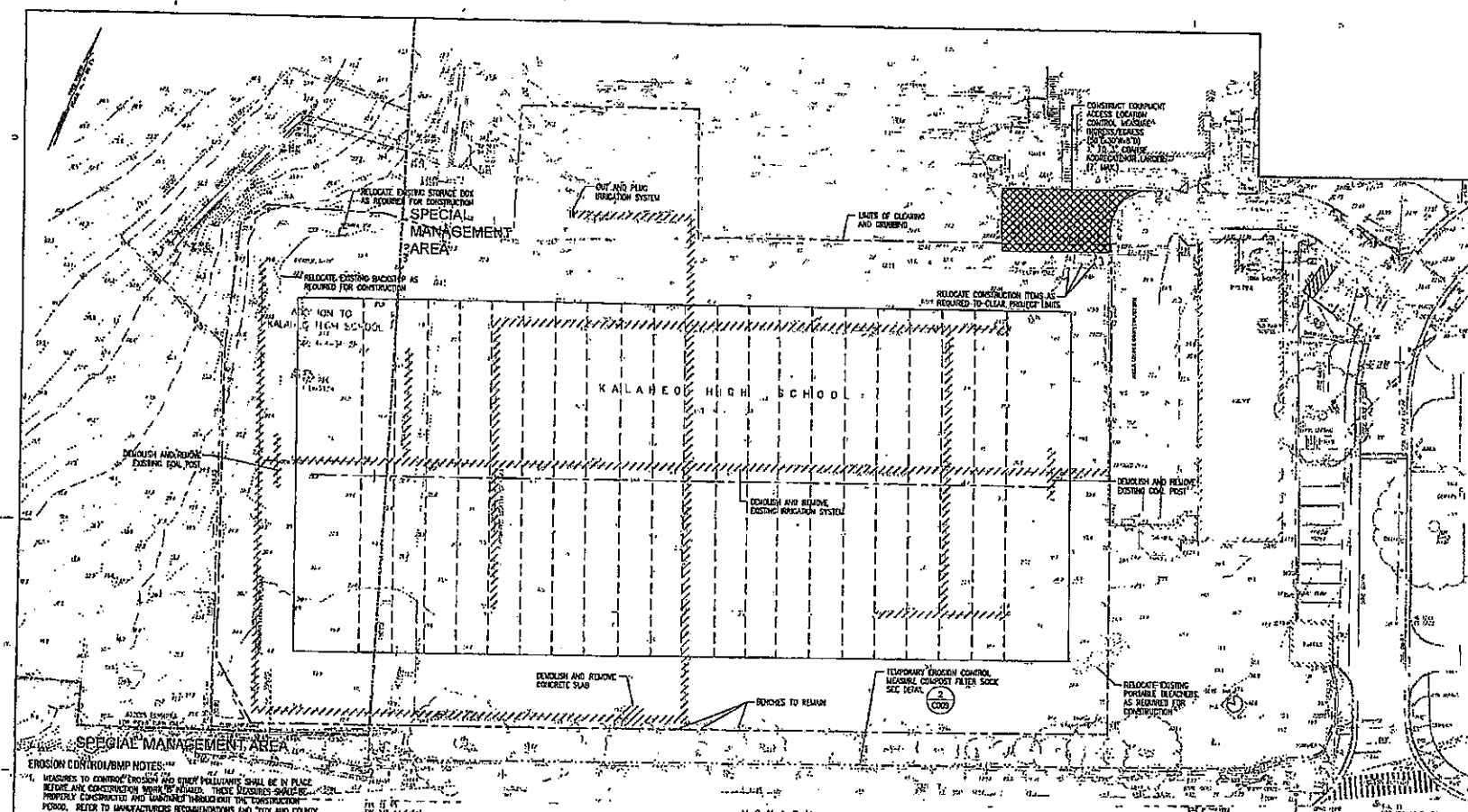


PORTION OF **Exhibit B** **TOPOGRAPHIC MAP** **KAILUA**

TAX MAP KEY(S): 4-4-34: 24, 28 & 29

FOLDER NOs.: **2016/SMA-34**

1. PROJECT LOCATION: Kalaheo High School, 1000 Saddle Road, Kalaheo, Hawaii. 2. SHEET NO.: 1000. 3. SHEET TOTAL: 1000. 4. SHEET DATE: 10/1/2011. 5. SHEET BY: [Signature]



EROSION CONTROL/BMP NOTES:

1. MEASURES TO CONTROL EROSION AND SEDIMENT POLLUTION SHALL BE IN PLACE BEFORE ANY CONSTRUCTION WORK BEGINS. THESE MEASURES SHALL BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. REFER TO UNIFORMED STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL FOR FURTHER INFORMATION. IN THE EVENT OF A CONFLICT BETWEEN UNIFORMED STANDARDS AND SPECIFICATIONS AND THE MANUAL, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. INSTALL CONSTRUCTION ACCESS AT VARIOUS LOCATIONS AS SHOWN ON THIS SHEET.
3. CONSTRUCTION ACCESS SHALL BE PROVIDED BY THE CONTRACTOR TO PREVENT ANY RAIN, RAIN, ROCK OR SEDIMENT FROM BEING TRACKED OFF-SITE.
4. THIS SHEET SHOWS THE MINIMUM COVER MEASURES THAT SHALL BE INSTALLED. INSTALL ADDITIONAL MEASURES AS NECESSARY TO PREVENT SEDIMENT FROM TRACKING OFF-SITE.
5. ALL COVER MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY.
6. ALL STORM DRAIN DITCHES THAT MAY BECOME BLOCKED AS A RESULT OF THE CONSTRUCTION WORK SHALL BE KEPT OPEN. INLET FILTERS SHALL BE INSTALLED ONE DAY PRIOR TO CONSTRUCTION AS SHOWN AND REMAIN UNTIL ONE DAY AFTER COMPLETION OF CONSTRUCTION WORK. CONSTRUCTION SHALL PERIODICALLY INSPECT INLET FILTERS, ESPECIALLY DURING HEAVY RAINFALL, TO ENSURE DRAINAGE THROUGH NATURAL IS MAINTAINED.

7. AT THE END OF THE CONSTRUCTION OPERATIONS, EXISTING STORM DRAIN ALLEYS SURROUNDING THE PROJECT SITE SHALL BE INSPECTED AND ANY ACCUMULATED SEDIMENT AND DEBRIS FOUND IN THE STORM DRAIN ALLEYS SHALL BE REMOVED. FLOODING INTO THE STORM DRAIN IS PROHIBITED.
8. GOOD HOUSEKEEPING SHALL BE UTILIZED TO ENSURE PROTECTION OF ROADSIDE FROM DIRT, DUST, AND DEBRIS. INSPECT ALL EROSION CONTROL, LOGS, WEDGES, AND AFTER EACH STORM EVENT TO REMOVE SEDIMENT ACCUMULATION.
9. ANY ONE OF COVERED AREA DETAINED SHALL BE RESTORED BY SEEDING HOME-MADE, CONTRACTOR TO ENSURE GROUND IS FULLY ESTABLISHED.
10. CONTRACTOR SHALL REVIEW AND COMPLY WITH THE STATE DEPARTMENT OF HEALTH REGULATIONS REGARDING STORM WATER DISCHARGE.

NOTES:

1. IF THERE ARE ANY QUESTIONS AS TO AN ITEM REMOVED, THE CONTRACTOR IS TO CONTACT THE CONTRACTING OFFICE IMMEDIATELY BEFORE ANY ACTION IS TAKEN.
2. SALVAGE ALL SPARKER HEADS AS DIRECTED BY THE CONTRACTING OFFICE.
3. CONTRACTOR SHALL LOCATE EXISTING IRRIGATION LINES WITHIN THE PROJECT ZONE LIMITS AND IDENTIFY LINES FOR REMOVAL. PRIOR TO REMOVAL, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CONTRACTING OFFICE.

LEGEND:

- EROSION CONTROL MEASURE (CONTOUR FILTER SOCK SEE DETAIL)
- LIMITS OF CLEARING AND GRUBBING
- /// DEMOLISH AND REPAIR

APPROVAL:

ENR, CIVIL ENGINEERING BRANCH, OFF CITY AND COUNTY OF HONOLULU

EXISTING SITE, DEMOLITION, AND EROSION CONTROL PLAN
SCALE: 1"=20'-0"

REVISION	DATE	DESCRIPTION	BY	CHK	APPROVED
<p>DEPARTMENT OF EDUCATION KALAHEO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS PROJECT NO. 1000</p> <p>EXISTING SITE, DEMOLITION, AND EROSION CONTROL PLAN</p> <p>FLUORANGE & ASSOCIATES, INC. 1000 SADDLE ROAD, SUITE 100 KALAHEO, HAWAII 96801 TEL: 808-333-1000 FAX: 808-333-1001 WWW.FLORANGE.COM</p> <p>PROJECT NO. 1000 SHEET NO. 1000 DATE: 10/1/2011 BY: [Signature] CHK: [Signature]</p> <p>PROJECT: KALAHEO HIGH SCHOOL SHEET: 1000 DATE: 10/1/2011 BY: [Signature] CHK: [Signature]</p>					

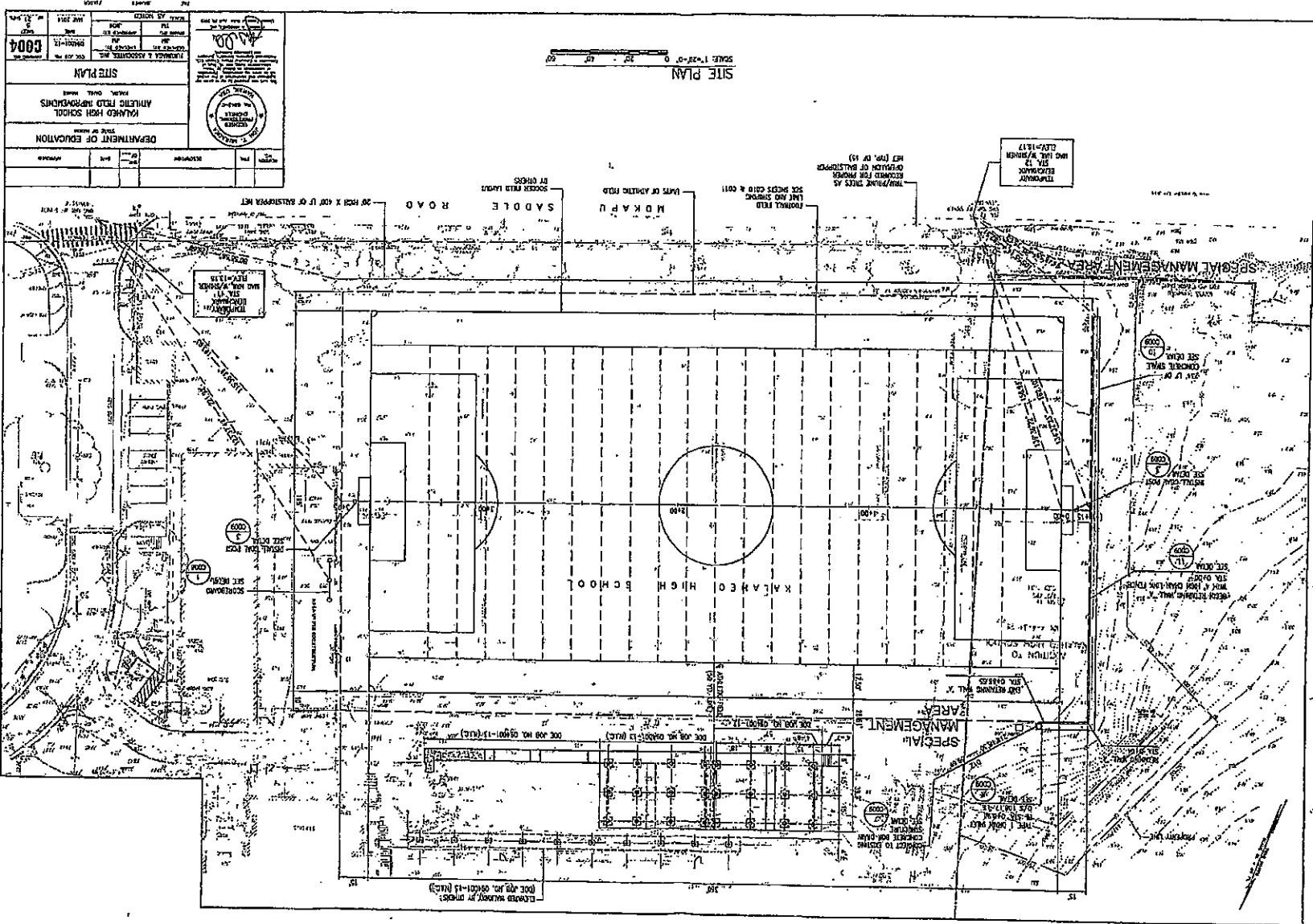


Exhibit D

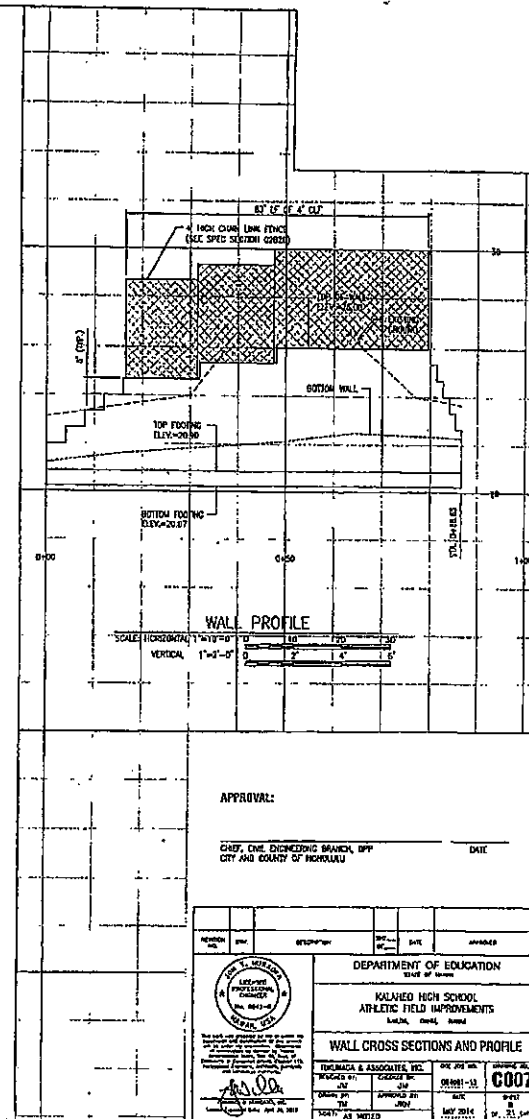
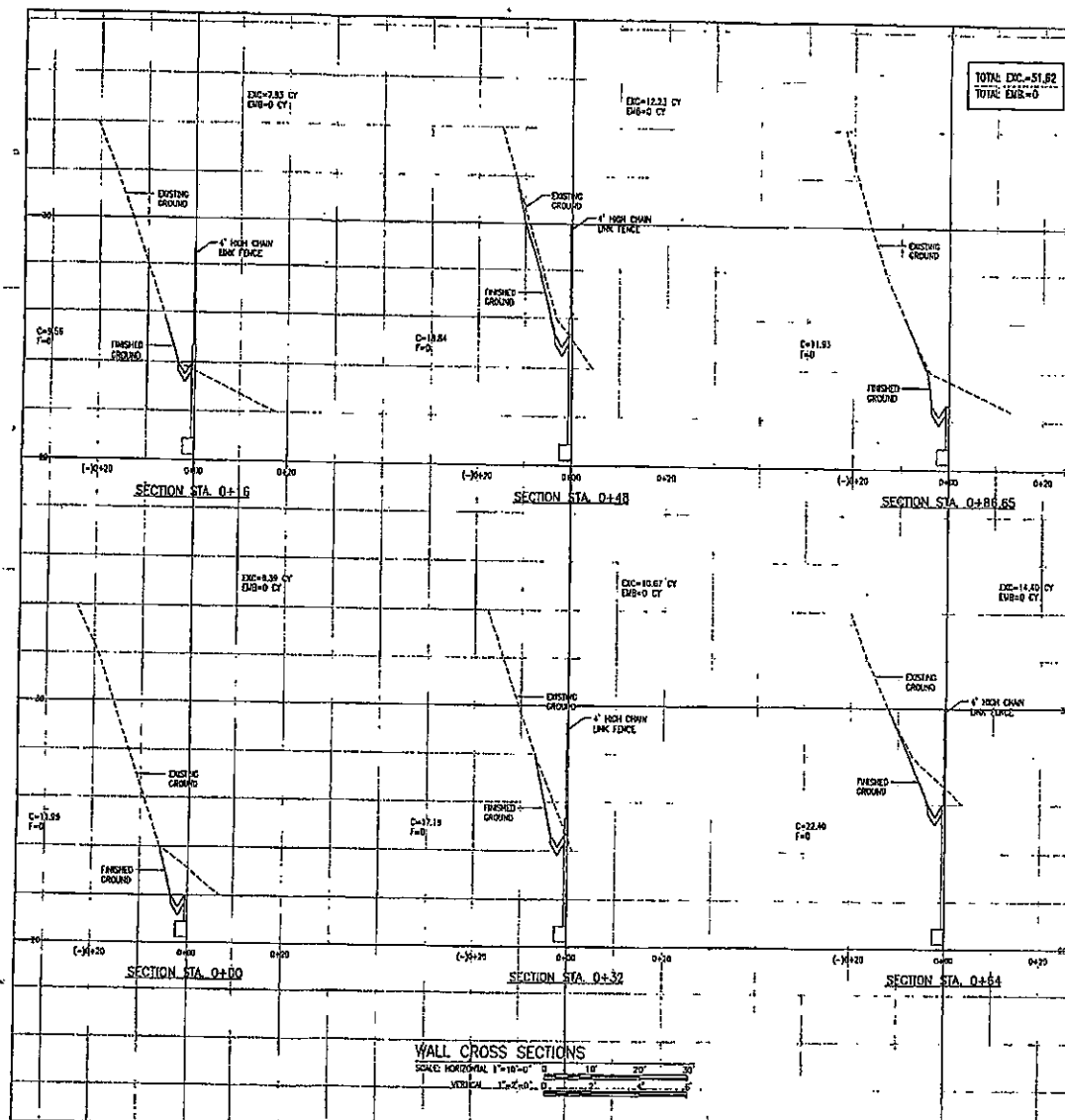
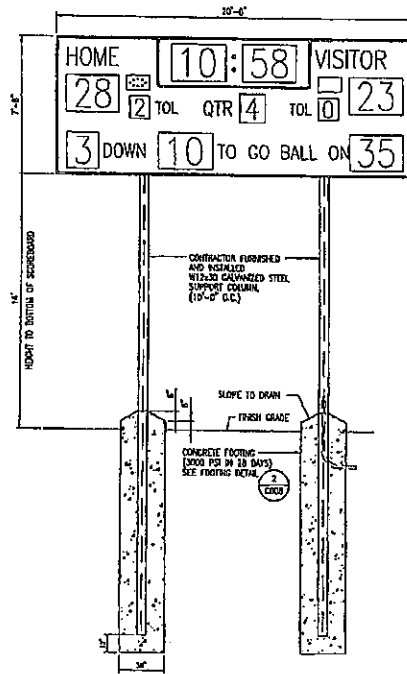


Exhibit E

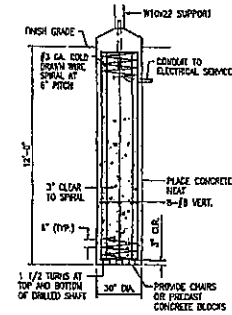
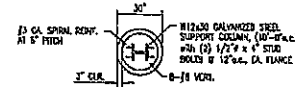


SCOREBOARD NOTES:

1. CURRENT FOUNDATION DESIGN IS BASED ON FAN-PLAY MODEL NO. FH-5120-2. CONTRACTOR SHALL SUBMIT INSTALLATION DETAILS FOR APPROVAL OF THE CONTRACTING OFFICE.
2. SCOREBOARD SHALL BE ETL LISTED. SCOREBOARD SHALL DISPLAY THE FOLLOWING INFORMATION: THE SCORE, DOWN, QUARTER TO GO, BALL LOCATION, QUARTER, AND THE DUE EQUIPMENT TO BE SOLID STATE ELECTRONIC TECHNOLOGY.
3. OVERALL CABBINITY SIZE SHALL BE 7 FEET 6 INCHES IN HEIGHT BY 20 FEET IN LENGTH BY 18 INCHES IN DEPTH INCLUDING HANGING BRACKETS AND CONSTRUCTED OF ALUMINUM, APPROXIMATE WEIGHT 6 500 POUNDS.
4. STRUCTURAL STEEL MATERIAL SHALL BE ASTM A572 (50KSI) BUILT UP SHAPES, CONNECTION MATERIAL, AND STIFFENER PLATES SHALL BE ASTM A36. ROLLED SECTIONS AND PLATE.
5. STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION-AND" LATEST EDITION, UNLESS OTHERWISE SHOWN OR SPECIFIED.

6. ALL STRUCTURAL TUBE DUES TO BE COVERED WITH LIGHT GAUGE ODD CAPS.
7. ALL NEW STEEL TO BE PRIMED AND PAINTED WITH AN APPROVED COUSE.
8. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDING CALLED FOR. CERTIFICATES SHALL BE NOT MORE THAN 6 MONTHS OLD AND SHALL BE THOSE ISSUED BY AN ACCEPTABLE TESTING AGENCY.
9. ALL WELDS SHALL BE EXPOSED ELECTRODES, AND SHALL BE PRIMER AND PAINTED WITH AN APPROVED COUSE.
10. UNLESS OTHERWISE NOTED, ALL WELDS SHALL BE CONTINUOUS 1/4" FULL PENETRATION WELDS. ALL FULL AND/OR PARTIAL PENETRATION WELDS SHALL BE FULLY INSULATED ON THE SHOP DRAWINGS.
11. COLOR OF SCOREBOARD AND TRUSS SHALL BE AS DIRECTED BY CONTRACTING OFFICE.

1 SCOREBOARD DETAIL
C008 NOT TO SCALE



2 SCOREBOARD FOOTING DETAIL
C008 NOT TO SCALE

PROJECT NO.	DATE	DESCRIPTION	DATE	APPROVED
<div style="display: flex; justify-content: space-between;"> <div> </div> <div> <p>DEPARTMENT OF EDUCATION STATE OF IDAHO</p> <p>KALAMAZOO HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS KALAMAZOO, IDAHO 83401</p> <p>SCOREBOARD DETAILS</p> </div> </div>				
<p>FURNISHED & ASSOCIATES, INC.</p> <p>DESIGNED BY: T. GORDON</p> <p>DRAWN BY: J. GORDON</p> <p>CHECKED BY: J. GORDON</p> <p>SCALE: AS NOTED</p>		<p>DATE: 01-23-2008</p> <p>BY: J. GORDON</p> <p>NO. 23, 2008</p>		

Exhibit F

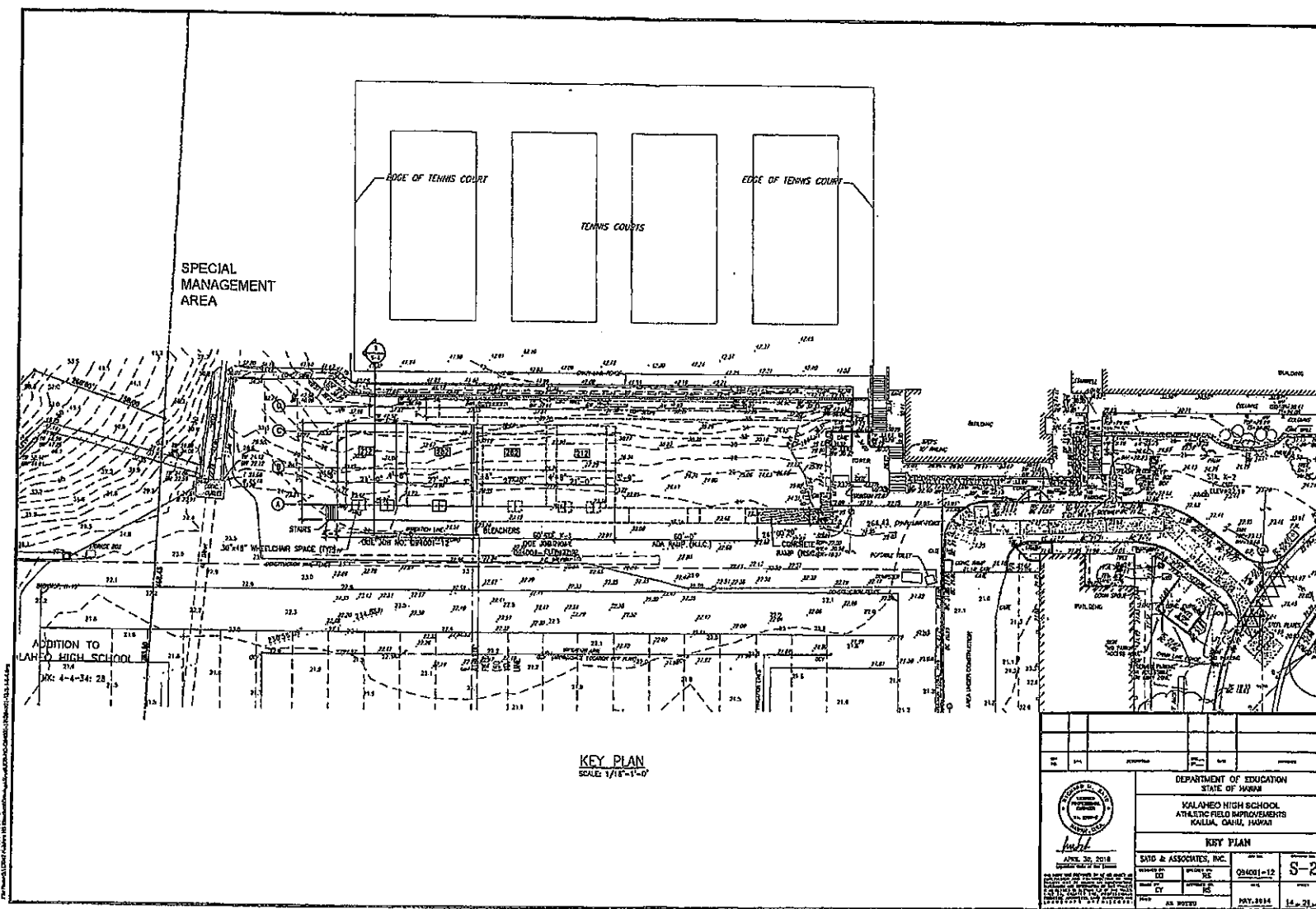


Exhibit G

LANDSCAPE PLAN KAUAI HIGH SCHOOL AMELITE FIELD APPROXIMATE DATE OF ISSUE:	
PREPARED BY: DATE:	CHECKED BY: DATE:
DESIGNED BY: DATE:	APPROVED BY: DATE:
SCALE: 1" = 20'-0"	

101.000 S.S.
 STATIONED BETWEEN 6" OF
 LIGHT AND TRAILER TO EXISTING
 LIGHTING SUBSTATION SEE
 CML DRAWINGS FOR LOCATION.

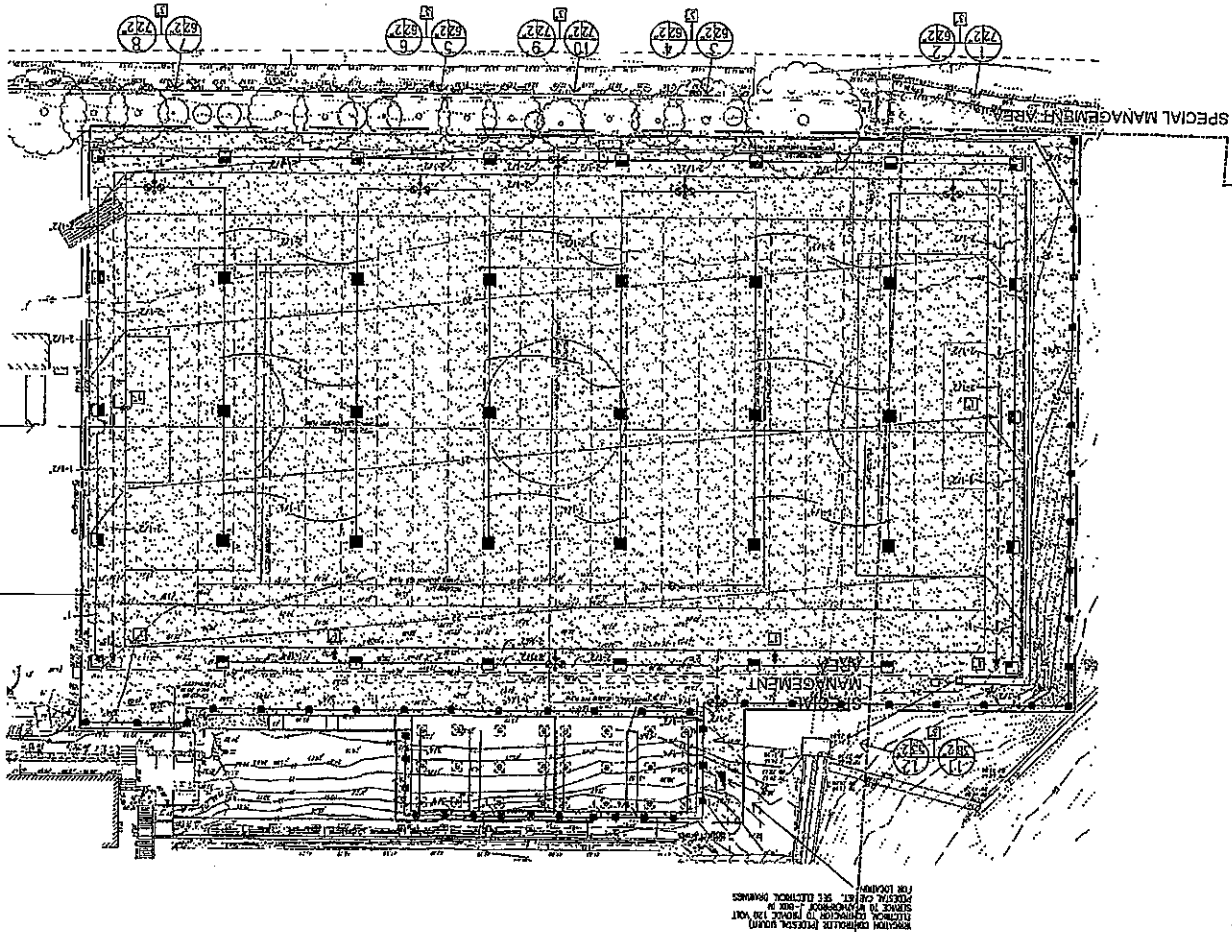


Exhibit I